



**CITY OF BEAVERTON**  
Community Development Department  
Development Services Division  
4755 SW Griffith Drive  
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[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## **TYPE 3 NOTICE OF PENDING DEVELOPMENT APPLICATION**

**Date of Notice:** January 19, 2006

**Case File No./Project Name:** TP2005-0025 Jen's Grove Tree Plan Modification

**Public Hearing Date:** Wednesday, March 1, 2006

**Hearing Location and Time:** City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.

**Summary of Application:** The applicant proposes to modify a previously approved Tree Plan Three application associated with the original Jen's Grove Preliminary Subdivision project approval. Specifically the applicant requests to modify or remove two (2) Tree Plan conditions of approval approved by the Planning Commission. The modifications of conditions are related to tree mitigation and fee-in lieu requirements. In addition, the applicant requests approval to prune dead and lower branches from trees located on lots 4 through 8; remove two (2) hazardous trees within the Significant Grove; and thin a row of trees (sized 4 to 6 inches DBH) along the southern property line of the development's boundary.

**Decision-Making Authority:** Planning Commission

**Due Date for Written Comments to be Addressed in Staff Report:**  
Wednesday, February 8, 2006

Please reference the Case File Number and Project Name in your written comments. Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person should be delivered to the Development Services Division, 2<sup>nd</sup> Floor, Beaverton City Hall, 4755 SW Griffith Drive. If you decide to submit written comments or exhibits before the public hearing, Section 50.58 of the Beaverton Development Code requires that the written comments or exhibits be received at the City no later than 4:30 p.m. on the day of the scheduled hearing. You may also submit written comments or exhibits at the public hearing. In all cases, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Staff Planner:** Tyler Ryerson, Associate Planner **Phone Number:** 503-526-2520

**Facilities Review Committee Meeting Date:** Wednesday, February 8, 2006

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Committee then forwards a recommendation to the Director on

the development application. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

**Site Description:**

Map & Tax Lot Numbers: 1S1 20AC tax lots 11500, 11600, 11700, 11800, 11900,  
12000, 12400, and 12500  
Site Location: Jen's Grove Subdivision  
Cross Street: SW 155<sup>th</sup> Ave., SW 152<sup>nd</sup> Ave., SW 153<sup>rd</sup> Ave., and SW Brighton Way  
Zoning: R7 Urban Standard Density  
Neighborhood Association Committee: West Beaverton

**Applicable Development Code Approval Criteria:**

*Facilities Review Committee 40.03 1 through 11, and Tree Plan Three 40.90.15.3.C*

Documents and plans for the development application are available for review at the Beaverton Development Services Division, 2<sup>nd</sup> floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday.

The Planning Commission shall make a decision on the development application after the hearing closes. Only persons who participated in the hearing orally or in writing may appeal the decision to the City Council. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing, and a copy will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

[http://www.beavertonoregon.gov/departments/CDD/CDD\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/CDD_dev_projects.html).

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost, and will be provided at reasonable cost.

Please note: You are receiving this notice to advise you of a pending development application. Section 50.45.2 of the Beaverton Development Code requires the City to provide written notice of a pending Type 3 development application to the applicant, property owner, affected Neighborhood Association Committees (NACs), and owners of property within 500 feet on all sides of the property proposed for development, based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation. **Please note that the failure of a property owner to receive notice does not invalidate a decision.**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.